AVAILABLE FOR SALE OR LEASE



# 320-324-328 W. 37TH ST.

LOVELAND, COLORADO 80538



### **4,301 SF ENDCAP RETAIL CONDO FOR SALE OR LEASE** Sale Price: \$1,250,000 Lease Rate: \$16.00/SF NNN

Located on the North side of Loveland, this property is perfect for a business that wants to be in the middle of the action. With close proximity to Fort Collins, it naturally draws customers/clients from nearby population hubs. This property was being built out for an escape room concept. There is still work to be done, but it could be re-imagined and finished with a new operator. Some uses that could work for this property with a public transportation hub directly west of the building. Escape rooms, social services, financial services, legal, spa/wellness are a few that could be a great fit. There is monument signage, building signage and plenty of parking.

### **PROPERTY FEATURES**

| Available Size       | 4,301 SF                    |
|----------------------|-----------------------------|
| # of Units Available | 3                           |
| Year Built           | 2005                        |
| Signage              | Building & Monument         |
| Parking              | 29 Spaces (2.78 : 1,000 SF) |
| Zoning               | B - Developing Business     |



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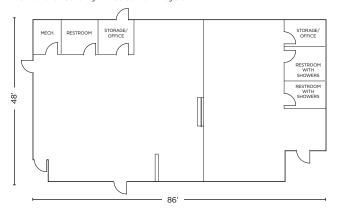


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For reference only - not current layout



| Demographics           |          |          | CoStar, 2024 |
|------------------------|----------|----------|--------------|
|                        | 1 Mile   | 3 Miles  | 5 Miles      |
| 2023 Population (Pop.) | 11,730   | 57,549   | 98,806       |
| 2023 Households        | 4,603    | 23,484   | 39,516       |
| Avg. Household Income  | \$78,803 | \$86,969 | \$96,268     |
| Daytime Population     | 4,897    | 23,962   | 46,179       |

For more information, please contact:

#### CHASE CHRISTENSEN Senior Associate

+1 970 217 6382 chase.christensen@cushwake.com JARED GOODMAN, CCIM, SIOR Managing Director +1 970 690 4227 jared.goodman@cushwake.com ANNE SPRY Associate +1 970 690 0167 anne.spry@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

#### cushmanwakefield.com

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